

Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-0358CA/CU; 40 Kingsland Terrace
Date: October 27, 2020

File: ZP21-0358CA/CU
Location: 40 Kingsland Terrace
Zone: RL **Ward:** 6S
Parking District: Neighborhood
Date application accepted: October 1, 2020
Applicant/ Owner: Katie Menson, Kellen Brumsted
Request: Demolish existing garage; construct new garage with 616 sf. Accessory Dwelling Unit (ADU.)

Background:

- **Zoning Permit 20-0762FC;** fencing. Approved March 2020.
- **Zoning Permit 19-0905CA;** install garage door. Approved May 2019. Application withdrawn.
- **Zoning Permit 09-173CA;** two storey rear addition, rear decks and patios to be removed. Approved September 2008.
- **Zoning Permit 90-085;** construct kitchen and deck addition. Approved March 1990.
- **Request to the ZBA for a variance from the side yard setback** for the purpose of constructing a greenhouse. Hearing dates October 28, November 18 and December 2, 1982. Variance request **denied** by ZBA, January 1983.
- **Zoning Permit 81-498;** stockade fence. Approved May 1981.
- **Zoning Permit 79-497;** take in 2 persons to fill existing two bedrooms as roomers. Approved August 1979.
- **Zoning Permit (n.n.);** install driveway gate. Approved May 1978.



- **Zoning Permit (n.n.);** erect stockade fence in rear yard. Approved May 1977.

Overview: The applicants propose to demolish an existing garage (listed within the South Union Street Historic District, on the National Register of Historic Places) and replace it with a new garage/ADU. As demolition of an historic building is included, the project is subject to Conditional Use review by the Development Review Board.

Please note: the proposed replacement building is within a required rear yard setback, exceeding the footprint of the existing garage. The applicants are requesting a variance from the required rear yard setback.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There is a landscaping hedge to the east, and (from aerial images) a mature tree to the west of the development site. The application does not include any tree removal or regrading of the site.

(b) Topographical Alterations:

No topographical alterations are included within the application plans.

(c)Protection of Important Public Views:

There are no protected views from or across the site. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, water, solar, geothermal, or other renewable energy resources.

(f) Brownfield Sites:

40 Kingsland Terrace is not listed on the Department of Environmental Conservation's list of Brownfield sites. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site

disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

An EPSC plan has been forwarded to the Stormwater engineering division for review. Their written approval will be a condition of any permit.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

A door on the west elevation is sheltered by an overhanging second story deck. The south entrance is within a small entry alcove, also providing shelter to residents.

(h) Building Location and Orientation:

The proposed replacement building is situated behind the primary residence; consistent with accessory structures. The principal entrance faces the front (south). A concerning issue is encroachment within a required rear yard setback; failing to meet dimensional standards of the ordinance.

(i) Vehicular Access:

Vehicular access is proposed to continue as existing; from Kingsland Terrace. The driveway is proposed to be widened (although the plan does not provide that dimension.) Driveways are limited to 18' in width.

(j) Pedestrian Access:

The plan assumes pedestrian access from the driveway. The driveway should physically isolate a pedestrian path to separate vehicular circulation from pedestrian.

(k) Accessibility for the Handicapped:

ADA jurisdiction is with the building inspector.

(l) Parking and Circulation:

The existing driveway will remain, albeit widened at the point to connection to the new garage/ADU. The required 2 parking spaces will be met with one in the new garage and one in front of it. The Zoning Amendment relative to ADUs eliminated the requirement for a parking space for the new unit.

(m) Landscaping and Fences:

No landscaping plan has been submitted with the application. The applicant shall provide an intended planting schedule and/or fencing changes prior to review by the Development Review Board.

(n) Public Plazas and Open Space:

There is no requirement for a public plaza with this application. The rear yard will provide reasonable open space for the enjoyment of the residents.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Recessed lighting is proposed for the entryway porch, under the westerly deck and at the 2nd story door. Modeled images and elevations show a gooseneck style lamp over the garage door. All are of residential character and will downlight the immediately area.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

A mailbox is proposed within the front entry porch (although it is not clear whether the postal carrier will walk that far back on the lot to deliver mail.) A meter pack is illustrated on the easterly elevation. All utilities must be undergrounded.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

There are no identified nuisance impacts that might emit heat, vapor, fumes, vibration, or noise. Not applicable.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:



The proposed gambrel-roofed building is larger than the existing garage it proposes to replace; but reflects a relationship to the principal dwelling in style. The location behind the single family home and at the end of a dead-end street reduces the visual impacts of the larger structure.

2. Roofs and Rooflines.

The Gambrel roof with matching dormers looks a great deal like the existing single family home in design and scale.

3. Building Openings

Windows are either double hung or awning with muntin patterns recalling the principal home. No spec sheet has been provided for the entry doors. The garage doors look to resemble paired carriage house doors.



Principal structure, 40 Kingsland Terrace

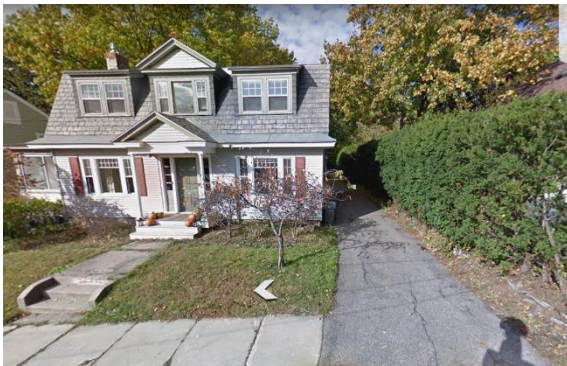
(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings. See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected important public views from this location. Not applicable.

(d) Provide an active and inviting street edge:



There is no visibility (from Google images) of this replacement structure from the public right-of-way. (See image, left.)

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets,

sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Sheathing is proposed to be wood clapboard with wood trim. Windows are aluminum clad. The deck will feature a cable gyardrail with wood cap.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

This is a replacement building for one listed on the National Register of Historic Resources; but it is not a reconstruction. It is entirely new design and fabrication that does not intend to replicate the original building. See Section 5.4.8, below.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

No signage is included with this application. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

New construction must meet all applicable building and life safety code as defined by the building inspector and fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

40 Kingsland Terrace (home and garage, Resources 28 and 28A) are within the South Union Street Historic District on the National Register of Historic Resources. See attached narrative. Therefore, the following standards apply:

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

No alterations are proposed to the principal structure within this application. The rear garage, constructed c. 1923, will be demolished and replaced with a much larger structure. Although the new building will also serve as a garage, the demolition of the original is a loss of original materials, features, spaces and spatial relationships that characterize the property.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Building demolition is the opposite of retention and preservation.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The existing, small scale accessory structure is distinctly an element of its period of construction. Its demolition and replacement with a much larger building that mimics the style and size of the original home is contrary to this standard.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Demolition is contrary to retention and preservation.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Demolition does not afford the opportunity to retain any such features or finishes.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposal is not based in repair or replacement of deteriorated historic features, but wholesale building removal and replacement with a larger structure. The new features will bear little relationship to the existing accessory structure.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Demolition is the greater caliber of destructive physical treatment.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have been identified at this location. If discovery is made during the redevelopment, construction will cease while appropriate authorities are notified and resources are evaluated, assessed, and appropriate disposition determined.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

New construction proposed here is grounded in the removal of a listed historic structure. While an attractive structure, it is not compatible with the historic size, scale proportion and massing of the original building it replaces.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A new accessory structure behind the principal building at 40 Kingsland Terrace will not diminish the historic integrity of that residential structure; but in every sense it will eliminate the essential form and integrity of the existing garage. Absent reconstruction matching its form, details and integrity, the development cannot be determined to be reversible.

Section 5.4.8 (d) details the requirements for review by the Development Review Board of a proposed demolition of a listed historic structure.

Items for the Board's consideration:

1. The plan does not meet required dimensional standards regarding rear yard setback. As proposed, the project cannot be approved.
2. A segregated pedestrian path shall be introduced to the new structure to separate vehicular and pedestrian traffic.
3. Driveways are limited to 18' in width.
4. No landscaping plan has been submitted with the application. The applicant shall provide an intended planting schedule and/or fencing changes prior to review by the Development Review Board.
5. All utilities must be undergrounded.
6. All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
7. Approval of the Erosion Prevention and Sediment Control Plan will be a condition of any approval.
8. Standard Conditions for an ADU will be included if approved.
9. Standard Permit Conditions 1-15 if approved.